

# COMMITTEE OF ADJUSTMENT

APPLICANT : VIOREL BRUDA

ADDRESS : 659 ALEXANDRINE STREET

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



# CITY OF WINDSOR

File: B-001/25

## COMMITTEE OF ADJUSTMENT PUBLIC HEARING

**PURSUANT** to Section 54 (2) of the Planning Act, the City of Windsor Council has delegated consent authority to the Committee of Adjustment, and further, **PURSUANT** to Section 53 of the Planning Act, a Committee of Adjustment public hearing will be held to consider an application for consent.

**You are receiving this letter as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands.** Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on January 15, 2025

### APPLICATION FOR CONSENT

---

**Owner:** VIOREL BRUDA **Location:** 659 ALEXANDRINE ST

**Legal Description:** PLAN 1106; LOTS 94 & 95 & PT CLOSED ALLEY **Zoning:** Residential RD1.3

**Official Plan:** Residential

**Explanation:** Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.

### COMMITTEE OF ADJUSTMENT PUBLIC HEARING - 519-255-6543 ext 6436 or 6450

---

**When:** January 30, 2025 at 3:30 pm

**Where:** VIA VIDEO CONFERENCE

*(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)*

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

**The applicant or agent must attend the meeting.** If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

If a person or public body that files an appeal of the decision of the Committee of Adjustment, in respect of the proposed consent, does not make oral submissions at a public meeting or does not make written submissions to the Committee of Adjustment before a provisional consent is given or refused, the Ontario Land Tribunal may dismiss the appeal.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson  
Secretary-Treasurer, Committee of Adjustment

Dated: January 16, 2025

Suite 210, 350 City Hall Square West  
Windsor ON N9A 6S1

Tel: 519-255-6543  
Fax: 519-255-6544  
Email: [jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)  
Web: <http://www.citywindsor.ca>

1	<b>Application Information</b>		
	Name of <b>All</b> Owners (as listed on deed)	Contact No.	Business Telephone No.
	<i>VIORÉL BRUDA</i>	<i>226-787-3732</i>	<i>226-787-3732</i>
	Address <i>655 x 645 - Alexandrine</i>	Postal Code	
	E-Mail Address: <i>STACIE@cgadesign.com</i>		
	Name of <b>Contact Person/Agent</b> (if different than owner)	Contact No.	Business Telephone No.
<i>VIORÉL BRUDA</i>		<i>226-787-3732</i>	
Address <i>655-645 - Alexandrine</i>	Postal Code	Fax No.	
E-Mail Address: <i>stacie@cgudesign.com</i>			
<b>PAYMENT CONTACT INFORMATION ONLY:</b>			
Name:			
Contact No:			
2	<b>Type and purpose of proposed transaction:</b>		
Conveyance			
<input checked="" type="checkbox"/> new lot <span style="margin-left: 200px;"><input type="checkbox"/> lot addition</span>			
Other (please specify)			
<input type="checkbox"/> mortgage <span style="margin-left: 150px;"><input type="checkbox"/> rights-of-way</span> <span style="float: right;">See separate application for validation of title/power of sale</span> <input type="checkbox"/> lease in excess of 21 years <span style="margin-left: 100px;"><input type="checkbox"/> easement</span>			
3	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:		
<i>VIORÉL BRUDA</i>			
4	<b>Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)</b>		
Municipality <i>Windsor ON</i>	Street Name <i>Alexandrine</i>	Street Address <i>655 x 649</i>	
<i>2 New Home</i>			
Concession Number(s)	Registered/Reference Plan No.	Lot/Part No.(s)	
Parcel No.			
5	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown (If Yes, please describe) <i>No</i>		
6	<b>Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)</b>		
Description		<b>(A) SEVERED</b>	<b>(B) RETAINED</b>
	Frontage	metres	metres
	Depth	metres	metres
	Area	square metres	square metres
	Lot/Part No.(s)		
	Registered/Reference Plan No.		
	Water Lot? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Use of Property	Existing Use(s)		
	Proposed Use(s)		
Buildings or Structures	Existing (Date of construction)		
	Proposed		

<b>Access</b> (check appropriate space)	Provincial Highway ..... Municipal road, maintained all year ..... Municipal road, seasonally maintained ..... Other public road ..... Right of way ..... Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Water Supply</b>	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other	<b>Yes</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Sewage Disposal</b>	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>Yes</b> <input type="checkbox"/> <input type="checkbox"/>	<b>No</b> <input type="checkbox"/> <input type="checkbox"/>
<b>7</b>	<b>The current designation of the subject property in the Official Plan</b> <i>LOT Residential</i>				
	<b>History of the Subject Land</b> <i>LOT</i>				
<b>8</b>	<b>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown  If yes, please provide the application file number and the decision made on the application. _____ _____  If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. _____ _____				
<b>9</b>	<b>Has any land been severed from the parcel originally acquired by the owner of the subject land:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown				
<b>10</b>	<b>If the answer to item 9 is <u>yes</u>, the date of the transfer, the name of the transferee and the land use on the severed land:</b>				
<b>11</b>	<b>Current Applications</b>  <b>If known, whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister's Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent.</b> <i>No</i> _____ _____  <b>If yes, the file number of the application and the status of the application.</b> _____				
<b>12</b>	<b>Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act</b> <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown				
<b>13</b>	<b>Whether the subject land is within an area of land designated under any provincial plan or plans.</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable				
<b>14</b>	<b>If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans.</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable				

15 The required sketch map is to indicate the following, in metric units and must be included with application:	Included	Not Applicable
a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or landmark</u> such as a bridge or railway crossing;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be <u>severed</u> and the part that is intended to be <u>retained</u> ;	<input type="checkbox"/>	<input type="checkbox"/>
d) the location of all land <u>previously severed</u> from the parcel originally acquired by the <u>current owner</u> of the subject land;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) the approximate location of all <u>natural and artificial features</u> (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that: (i) are located on the <u>subject land</u> and on land that is <u>adjacent</u> to it, and (ii) in the applicant's opinion, may affect the application;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (for example, residential, agricultural or commercial)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) the <u>location</u> , <u>width</u> and <u>name</u> of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley);	<input type="checkbox"/>	<input type="checkbox"/>
h) if access to the subject land will be <u>by water only</u> , the location of the parking and boat docking facilities to be used; and	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) the location and nature of any easement affecting the subject land.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The required sketch map has been included with this application form.</p> <p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>		

**DECLARATION:**

I/WE, \_\_\_\_\_ of the WINDSOR (City/Town)  
of ONT (name City/Town) in the WINDSOR (County) of \_\_\_\_\_ (name county) on  
this \_\_\_\_\_ day of Dec 17, 2024, **SOLEMNLY DECLARE** that all statements contained in this  
application are true and I/WE make this solemn declaration conscientiously believing it to be true, and knowing that it is of the  
same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Jessica Lynn Watson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the City of Windsor,  
Expires February 7, 2026.

(Sign) X [Signature]  
(Sign) X \_\_\_\_\_

DECLARED BEFORE ME at the City of Windsor in the  
County of Essex this 17 day of Dec, 2024  
[Signature] A Commissioner etc.

**\*\*\* THIS SECTION MUST BE COMPLETE**

**RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS**

This application has been received and is accepted for processing, as the application is complete.

[Signature]  
Secretary-Treasurer (or Designate)

Date: Jan 7/25

**Minor variance for new construction:** An approved variance is valid and must be acted upon within one (1) year. If a  
granted variance is not used within required timeline, the application is deemed to be **null and void**. A new Committee of  
Adjustment application will be required for any expired application. [Initials] **(Please Initial)**

**FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on their behalf**

**AUTHORIZATION:**

TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

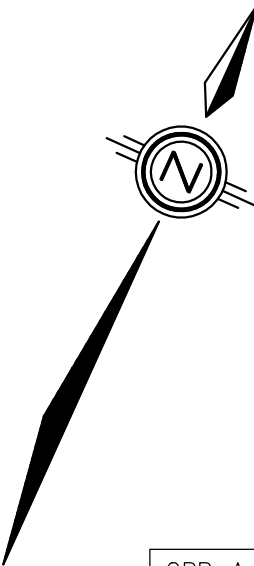
DATE: \_\_\_\_\_, 20\_\_.

I (We) (Owners of the subject lands) \_\_\_\_\_  
of the (municipality where you reside) \_\_\_\_\_, hereby authorize  
and instruct (agent(s)) \_\_\_\_\_ to submit an application to the  
Committee of Adjustment in respect to (municipal address or legal description) \_\_\_\_\_

Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.

[Signature] **X(Sign)** Note: if the owner is a Corporation, affix seal (if any)

\_\_\_\_\_ **X (Sign)**



**NOTES**

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999913

**ALEXANDRINE STREET** (DEDICATED BY REGISTERED PLAN 1106)

P. I. N. 0 1 3 3 9 - 0 4 7 8

**PARTS SCHEDULE**

PART	LOT	PLAN	P.I.N.
1	LOT 95	REGISTERED PLAN 1106	ALL OF 01339-0396
2	LOT 94		
3	PART OF ALLEY		
4			

PARTS 3 AND 4 ARE SUBJECT TO EASEMENT AS IN R1302501E

**PLAN 12R-28704**

Received and deposited

August 3<sup>rd</sup>, 2021

Larissa Arseneau

Representative for the  
Land Registrar for the  
Land Titles Division of  
Essex (No.12)

**PLAN OF SURVEY OF  
LOTS 94 AND 95  
PART OF ALLEY (CLOSED BY INST. No. R1265889)  
REGISTERED PLAN 1106  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS**

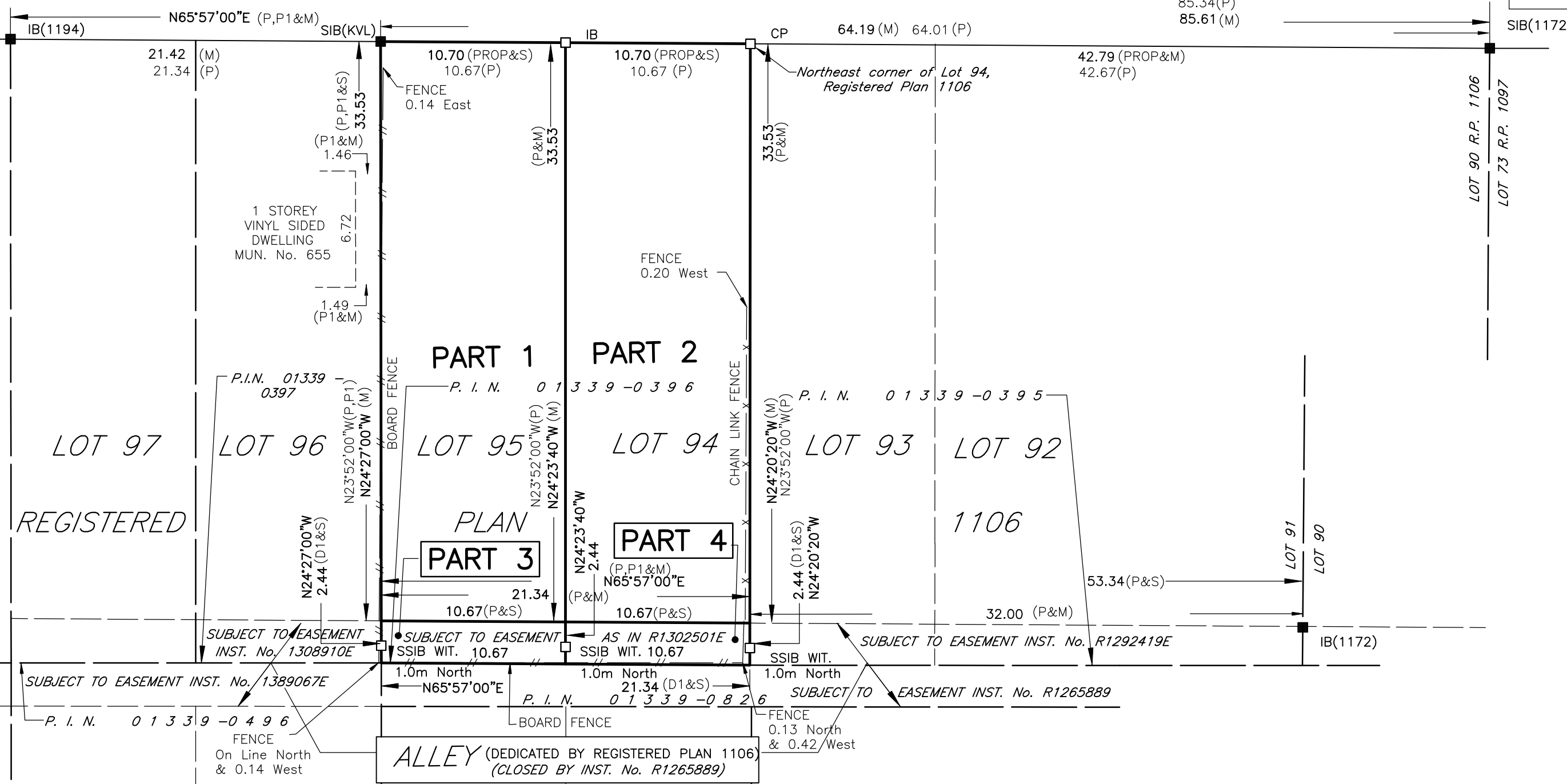
SCALE = 1:250



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- (P) DENOTES REGISTERED PLAN 1106
- (P1) DENOTES PLAN OF SURVEY PER KVL, Dated Nov.13, 1978, PLAN FILE W78-L966
- ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (1172) DENOTES STUBBERFIELD HARTLEY BREWER LTD. ONTARIO LAND SURVEYORS
- (KVL) DENOTES KOESTER AND VERHAEGEN LTD. ONTARIO LAND SURVEYORS
- (1194) DENOTES JOHN B. SMEETON INC., O.L.S.
- M DENOTES MEASURED
- S DENOTES SET
- (D1) DENOTES INST. No. R1302501
- (PROP.) DENOTES PROPORTION
- CP DENOTES CONCRETE PIN



**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4683397.74	E334408.90
ORP-B	N4683432.62	E334487.07

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON, A ROTATION OF 02°42'00" CLOCKWISE WAS APPLIED TO (P) AND (P1) TO CONVERT TO GRID BEARINGS.

**"METRIC"**  
Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

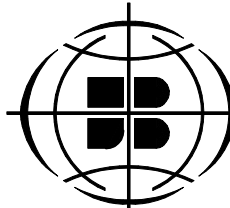
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 24th DAY OF MARCH, 2018

DATE JULY 28, 2021

*Roy Simone*

ROY A. SIMONE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2162808



**VERHAEGEN**  
LAND SURVEYORS  
A Division of  
**J. D. Barnes Limited**

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: NMG	CHECKED BY: RAS	REFERENCE NO.: 21-47-092-00
FILE: E-1106-9	CAD Date: July 28, 2021 12:46 PM CAD File: 21-47-092-00.dwg	